2009 Annual Report Columbus Redevelopment Commission

City of Columbus, Indiana

Submitted to:

Mayor Fred Armstrong

City Council

Redevelopment Commission

By: C. Edward Curtin, FASLA Executive Director

Date: December 4, 2009



Redevelopment Commission Members

Tom Vujovich, President
Richard Stenner, Vice President
Dr. George Van Horn, Secretary
Matt Souza
Jim Lienhoop
Dr. Steve Champion



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Total Funds

 Beginning Year Balance
 \$2,823,991.31

 Total Revenue
 \$10,967,401.86

 Total Expenses
 \$4,853,067.09

 Ending Year Balance
 \$8,938,326.08



Executive Summary

I. Heritage Fund Community Foundation

Because of the support of the Heritage Fund Community Foundation (HFCF) significant progress was made on a number of Columbus Redevelopment initiatives. As a direct result of the support provided by HFCF the Redevelopment Commission was able to complete a comprehensive study by Buxton, complete and maintain web based information for both Redevelopment and Downtown, support for the Commons Project and provide administrative support.

II. Buxton Study

As a result of the support by Heritage Fund Community Foundation the Columbus Redevelopment Commission was able to contract with Buxton to provide a comprehensive psychographic study of surplus and leakage of business opportunities in Columbus. This helped identify specific business segments that had the potential for business growth in Columbus. This in part led us to believe that there was a market for additional restaurants in Columbus and helped us establish the Riverfront District, specifically targeting new restaurants.

III. Columbus Area Economic Growth Council (CAEGC)

EDIT, one of the CAEGC's initiatives, was passed. Presentations were provided by Mayor Armstrong, Clerk / Treasurer Brenda Sullivan, Chamber of Commerce, Community Education Coalition, Journal Communications, Inc., and River Hills EDD & RPC.

IV. Commons/Commons Mall

To start the year a remonstrance was filed against the project. After an intense signature battle the people supporting the Commons won by a 16:1 margin. The Commons project was awarded to Dunlap and Company with alternates for Jackson Street Construction, Garland Roof, and Terrazzo floor accepted for the price of \$12.4 million. Taylor Bros. was selected as the owner's representative. A groundbreaking ceremony was held on September 3 with construction starting the next week. Construction is expected to last 18 months and be complete March of 2011.

V. Jackson Street Reconstruction

Jackson Street reconstruction was part of the Commons project. The majority of work will be complete in 2009 with the street opening in 2011 with the opening of the Commons.

VI. Cummins Office Building

Construction was completed in April 2009 on the 100,000 SF facility that will house 500 new employees with an annual salary impact of over \$40 million and economic impact of over \$305 million. To date there are approximately 250 employees in the building.



VII. Hospitality

Indigo has a high occupancy. Residence Inn opened on West SR46. Construction has started on La Quinta. A developer is interested in building 2 hotels, 330 apartments and 3 restaurants to the north in Taylorsville. This project is on hold pending financing. Candlewood Suites/Richard L. Johnson Meeting & Education Center is on hold until spring of 2010.

VIII. Jackson Street Parking Garage (Old Garage)

The tenant build-out was completed in April of 2009. Bistro 310 and The Garage Pub and Grill are located within the retail space and are doing well. Security cameras will be placed within the garage by the end of 2009.

IX. 2nd Street Parking Garage (New Garage)

2nd Street Garage construction is complete. This 700 space garage will provide parking for the downtown workers, residents and activities. Funding for the project was provided by the City of Lawrenceburg - \$3 million, State - \$1 million, Cummins - \$2.6 million and the Redevelopment Commission will provide \$1 million. We have a certificate of occupancy and currently is in use by Cummins Office employees. This project was made possible by the donation of property by ISMF.

Housing – The Cole project that will include 179 apartments, with a mix of 1, 2, and 3 bedroom layouts. Commercial space of about 14,000 SF will be placed along Jackson Street. The anticipated value of this project is \$15 million. The 15 month construction project will be completed by Buckingham. This project was made possible by the donation of property by ISMF.

X. Post Office

We continue to work with the USPS on the project. However, this project will not move forward in the near future until a funding source for the project is identified.

XI. Riverfront District

A Riverfront District was established in April 2009 that allows for five 3-way liquor licenses within the area. A map has been developed consistent with Indiana Code. Preliminary guidelines have been developed. We have processed five applications of the five allowed by the City ordinance.

XII. Indoor Sports Center

The balance of the year was spent on acquiring the property, rezoning the property, moving the existing tenant, and working with IDEM on securing a comfort letter for the project. Construction for this \$12 million facility is set to start in the spring of 2010 and complete by November of 2010. Federal funds have been allocated for the remediation on the project site.



XIII. Outdoor Sports Centers

Field Sport Complex – We are working with BCSC along with Parks and Utilities to develop two of the ball fields at the sports complex. This project will include baseball/softball fields and turf fields for soccer, football, rugby, and lacrosse. Christopher Burke has developed a preliminary master plan for the site south of City Hall.

Competitive Water Ski Lake Complex – We have requested the property on the south side of SR 46 that is owned by ISMF. Christopher Burke has developed a preliminary plan for the site. Three universities have been identified as having competitive ski teams and not having a facility to call their own. Indiana University, Purdue, and Ball State.

XIV. 4th Street

Plans to reconstruct 4th Street include installing pavers in the street, eliminating curbs and facilitating the closing of the street for event use or by the adjacent business owners for events they may want to have. Once the Commons project is complete and 4th street is reconstructed 4th Street would be converted back to a 2 way street.

XV. Woodside/Northwest

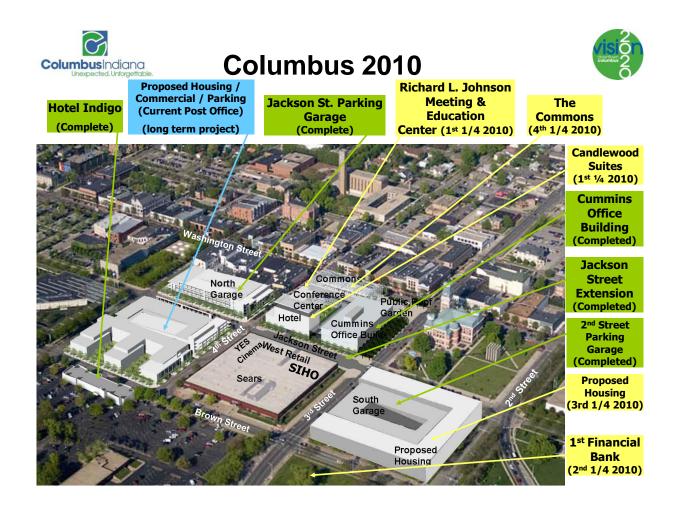
The infrastructure is complete. Sunright and LHP are both up and running with Sunright advertising for new hires.

XVI. Websites

Vision 20/20—Vision 20/20 website is to help business become knowledgeable of the many opportunities Columbus has to offer if they move to the city. It shows them the Vision 20/20 projects that are being developed along with the different types of businesses that are currently within Columbus.

Redevelopment—Redevelopment Commission webpage is to help the general public become more aware with the different happenings of the downtown developments. This site allows them to view the Vision 20/20 projects, agendas and minutes of the meetings, the studies that have been conducted, and much more.







2009 Accomplishments

Buxton Study

Buxton conducted psychographic research of Columbus to determine what leakages and surpluses Columbus had and the makeup of our population. This information could then be used to identify specific businesses and match them with the particular makeup / DNA of Columbus. We then could tailor material for each specific business to attract them to Columbus. Specifically we looked at the restaurant segment below to help us determine the feasibility of establishing a Riverfront District. While the study itself provides no guarantees for business success, it provides a significant step forward in helping attract those businesses that should be here but aren't and showing them we have the population segment they are looking for. This project occurred as a result of the support of the Heritage Fund Community Foundation.





Food and Beverage Stores	Potential	Actual Sales	Leakage/Surplus Index
Supermarkets and Other Grocery (except Convenience) Stores	112,923,003	92,152,746	0.82
Convenience Stores	6,378,284	3,737,874	0.59
Grocery Stores	119,301,288	95,890,620	0.80
Specialty Food Stores	3,606,293	2,823,407	0.78
Beer, Wine, & Liquor Stores	8,576,010	10,602,770	1.24
Food & Beverage Stores	131,483,591	109,316,798	0.83

Columbus Area Economic Growth Council (CAEGC)

EDIT, an initiative of the Growth Council, was passed by County Council and will take effect in 2010.

Mayor Armstrong, Clerk/Treasurer Brenda Sullivan, and Deputy Clerk/Treasurer Pam Harrell presented the City Budget and discussed ramifications and impact of legislative changes.

Chamber of Commerce discussed:

The Advanced Manufacturing Center of Excellence



Southern Indiana Techplex Accelerator

SoINbiz: The Front Door for Entrepreneurs in Southern Indiana

Green Plus: Green and sustainable small business certification and education program

Community First Local Buying Program

Community Education Coalition

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Early Childhood Education

Journal Communications, Inc. made a presentation on producing a publication for promoting economic development in Columbus and Bartholomew County.

River Hills EDD & RPC made a presentation regarding the projects identified for stimulus money and the need for prioritizing those.

Commons/Commons Mall

In January of this year the City Council took action to move the Commons project forward.



A petition for remonstrance was promptly filed which led to a full remonstrance. After a two month process of gathering signatures and a month long process of signature verification the pro Commons supporters won by a 16:1 margin.

The Commons Project was bid during the summer and 11 general contractors responded to the advertisement for bids. CSO, Taylor Bros., Sub consultants and the executive director of Redevelopment reviewed the bids.



The two lowest base bid contractors asked to have their bids withdrawn due to missing a significant element of the bid. The next two bidders were interviewed and based on value added alternates for roofing and flooring the project was awarded to Dunlap and Company with the following alternates accepted: Jackson Street Construction, Garland Roof, and Terrazzo floor for the price of \$12.4 million.

Dunlap began the process of getting the necessary permits to start construction.

The bonds were sold and all financing was put in place to facilitate signing the contract with Dunlap. Dunlap has started construction with the





groundbreaking on September 3. Taylor Bros. has been selected as owner's representative on the project.

Taylor Bros. has provided onsite support with site visits daily, to document work progress and any issues that may arise. The construction is expected to last for 18 months.

95% of the foundation work has been completed. As is to be expected on a downtown construction site old basements, debris, old foundation walls

were encountered as was an incorrectly placed sanitary line. We continue to work through each issue as it is discovered. We also continue to work through any coordination issues that may occur with surrounding users.



A core group of Bob Stevens, Sharon Renfro, Cheryl Buffo, David Doup, Tom Vujovich, Sarla Kalsi, Chuck Wilt, and Ed Curtin met and continue to meet to work on the Commons.

Work for the east façade, mechanical, electrical, and adaptive reuse of the Sears Block was completed.

Support by the Heritage Fund provided the opportunity to educate the community on the importance of the project. Winston/Terrell

Group provided this assistance. Heritage Fund continues with the community fund raising. The Cause in Common is expected to be very successful. Because of the support by the Community, Mayor, City Council, Heritage Fund, ISMF, Cummins and many others this important community project began in 2009.

Jackson Street Reconstruction

This project was Alternative #1 for the Commons and was accepted by the Board of Works.

The majority of construction on Jackson Street is complete. While the sidewalks are open to pedestrians the street itself will not be open to vehicular traffic until the Commons and Hotel projects are complete as the street will be used as a construction entrance during that time.

We are currently evaluating the best course of action for how to signal the intersection at 3rd and Jackson Street. We are currently working with the state on this issue.

The property for Jackson Street was a gift to the City by ISMF.



Cummins Office Building

This critical project was completed in April of 2009 and 200 Cummins employees began occupying the space in May. The anticipated capacity of the offices will be about 550. This \$12.5 million private investment is one of the significant highlights for Columbus in 2009. Securing this project would not have happened if not for the public/private collaboration and cooperation locally.

This major downtown coup will capture 500 high paying corporate positions and will have an impact of \$40 million annually with an economic impact of over \$305 million in the community annually.



Hospitality

Hotel Indigo, which kicked off the downtown redevelopment effort, is running at a high level of occupancy.

Residence Inn Hotel is open on west SR46.

La Quinta Inn has been approved for tax abatement and has started construction with anticipated opening in late 2010.

A developer is interested in constructing 2 hotels, 330 apartments, and 3 restaurants to the north in Taylorsville at the I 65 interchange. This project is on hold pending financing.



Candlewood Suites and the Richard L. Johnson Meeting and Education Center is expected to start next spring.

Jackson Street Parking Garage (Old Garage)



The Garage Pub and Grill and Bistro 310 completed the build out of their spaces around the end of April and beginning of May. Both seem to be doing very well and meeting their financial targets. The outdoor seating for both tenants is a great addition to the downtown. Both were approved for a riverfront license and are also in the process of pursuing their state liquur license permit.

We have had some issues with theft and vandalism. Sharon Renfro and Ed Curtin met with Alan Tisler of the Police Department about

installing security cameras. Security cameras were installed at the end of 2009.



We also explored access and revenue control in this garage and anticipate having a complete plan in 2010.

2nd Street Parking Garage (New Garage)

Construction is complete and is in use by Cummins employees.

Funding for the project is being provided by the City of Lawrenceburg - \$3 million, State - \$1 million, Cummins - \$2.6 million and the Redevelopment Commission will bond for \$1 million. Property was donated by ISMF.

The garage has 700 spaces to accommodate the variety of development happening downtown. This is a critical piece of infrastructure. There were three



drivers of this project: Cummins office, housing development on the garage block, and the conference and meeting space. The opportunity is to have parking available for out of town visitors.

Housing

Buckingham Development has been working towards developing The Cole, a mixed use development, which would wrap the 2nd Street Parking Garage on Jackson, 2nd and Brown Streets with 179 apartments with a mix of 1, 2, and 3 bedroom layouts and about 14,000 SF of commercial space on Jackson Street.

The anticipated value of the project is \$15 million.

During 2009 a number of activities took place. Feasibility and marketing studies were completed, plans developed and reviewed by the Architectural Review Committee of the Redevelopment Commission, a variety of approvals were sought and approved from Plan Commission, Board of Zoning Appeals and Board of Works. They included but are limited to:



- BZA approved the requested variances for the Cole of conditional use, height and signage on September 22.
- Board of Works approved a relief request for the Cole for onsite storm water retention.
- Requests for use of rights of way around the Cole for a variety of uses were also approved by the Board of Works.



Site plan approval and permanent signage for The Cole still needs to be addressed and should happen in early 2010. Financing is expected to be in place by January and construction should start in spring of 2010.

This project will convert a property that generated about \$4,500 annually in taxes into a property that generates between \$180,00 and \$250,000 a year in taxes.

Post Office

While we continue to have interest in this project for retail, housing and parking, this project has a longer lead time for development and will not move forward until a funding stream is identified.

Riverfront

One of the goals of the Strategic Development Plan was to remove barriers for development in the downtown area. Development of a Riverfront District allowed entrepreneurs to establish new businesses or grow existing businesses. After a significant amount of research about how and what other communities have approached the issue, public meetings were held to present the idea and gather input. Once the input was complete a plan and guidelines were presented to City Council.

City Council approved the Riverfront District, based on the State limitations, and the guidelines for issuing the City's approval for a license. The process includes review by a subcommittee of the Redevelopment Commission with a recommendation to the Redevelopment Commission, a review by the Redevelopment Commission at a public meeting with a recommendation to the Mayor for the Mayors' review and at the Mayor's sole discretion can provide a letter of support or disapproval of the application to the State Alcohol and Tobacco Commission.

To date Bistro 310, The Fork, Tre Bicchieri, The Brix Haus Brewery and Restaurant and the Garage Pub and Grill have all been approved by the City and either have received their 3 way licenses or are in the process of getting them.

Indoor Sports Center

The balance of the year was spent on acquiring the property, rezoning the property, moving the existing tenant, and working with IDEM on securing a comfort letter for the project. Construction for this \$12 million facility is set to start in the spring of 2010 and complete by November of 2010. Federal funds have been allocated for the remediation of the project.

\$326,000 in Federal funds have been allocated for the remediation. ARA will assist with the administration of the grant.



We are soliciting funds to assist with any environmental remediation that may be necessary at the state level. To assist with the additional investigation required, development of plans



for remediation and closure proposals for environmental consultants have been requested and the Commission will act on those before the end of the year.

This property generated approximately \$16,000 in taxes annually. With the completion of the Columbus Athletic & Event Center approximately \$180,000 in taxes will be generated annually. The property for this project was donated by ISMF.

Outdoor Sports Center

The Outdoor Sports Complex took a couple of steps closer to reality in 2009. ISMF granted the use of up to 600,000 cubic yards of fill from the SR 46 site they own and the Cummins Foundation will provide a loan to get the project started.

The Outdoor Complex and Ski Lakes are something of Siamese twins. Without the ski lakes we won't be able to construct the sports complex. This project was vaulted forward in urgency due to the needs of the Bartholomew School Corporation to provide high school

caliber baseball fields for North High School due to their expansion and renovation at North. In the short term North will be playing at Clifty diamond 21 which is currently being renovated. This provides a short term bridge for the complex downtown to get started.

We anticipate work starting in late fall of 2010. This is due to the time necessary to design the project and secure the necessary permits.

In addition to the phase one consisting of one lake and two ball fields, project discussions have continued regarding the



interest in bringing a collegiate baseball team to Columbus and need for developing a 2000-2200 seat stadium in the downtown area. This could happen over the treatment plant that will be decommissioned in 2011.

Once phase one of the sports complex is complete plans would be developed for the entire complex, a schedule for implementation could be developed. The Outdoor Sports Field Complex will include baseball/softball fields and turf fields for soccer, football, rugby, and lacrosse.



Competitive Water Ski Lakes

With the gift of up to 600,000 cubic yards this will facilitate the creation of a three lake ski/wakeboard complex that will provide the opportunity to attract national and international

competitions not only for water skiing and wakeboarding for able and physically challenged people but tri-athletes, specifically the Iron Girl competition who wants to hold a Midwest event in Columbus. Phase one would include the creation of the first lake. The additional lakes would be created as part of phase two.

Three universities have been identified as having competitive ski teams and not having a facility to call their own, Indiana University, Purdue, and Ball State. Both Indiana and Purdue have expressed keen interest in seeing the project move forward.



Both have indicated they would like to use the facility for their collegiate and Big Ten events.

Streetscape/Downtown Entry

With the Commons well under way and Jackson Street to be open soon, 4th Street between Jackson and Franklin Streets needs attention. To reinforce our identification of 4th and Washington as the heart of our entertainment district, 4ht Street needs to be reconstructed to facilitate that goal. This would include removing curbs, installing bollards, and installing pavers in the street. We are working with Kent Anderson, MPO Director to fund 80% of the 4th Street project. He has identified a source of funds for the project and we have begun talking with local business owners. There is a lot of interest in the project but there will need to be additional public meetings to gather input and ideas. Additionally, part of the plan would also include converting 4th Street back to two-way traffic.







Woodside/Northwest

The infrastructure is complete on the project.

Sunright completed construction and is up and running. They are currently advertising for new hires.

LHP is the second company to have a facility in the development.

Websites

Vision 20/20—We created a website the will help potential businesses become knowledgeable about the different opportunities Columbus has to offer. It shows them the Vision 20/20 projects that are being developed along with the demographics of the businesses currently located in Columbus. The site can be reached at the following web address: http://www.downtowncolumbusin.com/

Redevelopment—We created the Redevelopment Commission website to help the general public become more aware with the different happening of the downtown developments. It allows them to view the Vision 20/20 projects, agendas and minutes of the meeting, the studies that have been conducted, and much more. The site can be reached at this web address: http://www.columbus.in.gov/redevelopment/redevelopment-index.php





Administration

Staff— As a result of the funding support from Heritage Fund the Redevelopment Commission was able to hire an administrative assistant who created, maintains and refines the websites as well as providing critical staff support and research for all the ongoing projects of the Commission. This provided funding for this position through the end of 2009.



2010 Goals

Candlewood Suites/Conference Center

While not the project of the Redevelopment Commission, it is our goal to facilitate the development of this project.

Commons

Continue to provide oversight of the project and work through any unexpected issues that arise.

Continue with the construction to meet budget and schedule

Jackson Street Reconstruction

Complete the reconstruction on time and within budget.

Open the sidewalks to pedestrians.

Cummins Office Building

To maintain a safe and accessible routes to their building throughout construction of the surrounding projects.

Economic Development

Participate in the development of a master plan for Walesboro for industrial development.

Continue to work with Economic Development Board on opportunities for Columbus and Bartholomew County.

Jackson Street Parking Garage

Install access and revenue control and institute a fee base parking system

Maintain a high level of leases.

Maintain a safe environment for occupants and leaseholders.

2nd Street Garage

Complete the outstanding issues for the fire hydrant, Siamese connection, and manhole.

Institute a fee base parking system

Residential develop wrapping the garage.

Facilitate the start construction on apartments in the spring

Facilitate the leasing out tenant space along Jackson Street.

Sports

Indoor Sports Center

Reach agreement with IDEM on remediation of creosote site.



Complete investigation of site

Complete remediation

Start construction of Columbus Athletic and Event Center

Outdoor Sports Center

Complete design

Complete permitting

Complete earthmoving

Have first lake complete

Have building pad construction complete for the two ball fields

Competitive Water Ski Lakes

Review master plan

Develop design development drawings

Prepare any necessary documents for permits for construction in floodway.

Begin construction on the first lake

Post Office

No activity planned – but that hasn't stopped us before.

Riverfront District

To create economic development, jobs, and increase the tax base.

Complete the last license application and determine need, if any, to expand the number of licenses.

Support Projects

Streetscape/Downtown Entry

Develop a streetscape plan for Jackson Street and 4th Street.

Fourth Street - Two Way

Pursue converting 4th Street to a two-way between Jackson and Franklin Streets